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Kingstown Properties LLC Proposed 47 Unit Residential Development Clark Lane

Alternatives Assessment

Alternate Site Plan No. 1

Alternate Site Plan No. 1 provides for 47 single family homes with two access points from Clark Lane. At the southeasterly corner of the project, the private roadway includes a cul-de-sac with units located around the cul-de-sac bulb. A stormwater basin and recreation area is shown adjacent to the cul-de-sac. This design concept was rejected due to the limited undisturbed buffer to the wetland soils. In some areas, clearing and grading would have been necessary within 10' of wetlands.

Alternate Site Plan No. 2

Alternate Site Plan No. 2 provides for 47 single family homes with two access points from Clark Lane. A stormwater basin is shown adjacent to wetlands in the southeasterly corner of the project. This design concept was rejected due to the limited undisturbed buffer to wetland soils near the stormwater basin.

Selected Site Design

The selected site design provides for 47 single family homes with two access points from Clark Lane. The homes are clustered closer together than in either of the alternate designs. The closer clustering allows for more room in the southeasterly corner of the site for both a stormwater treatment and management system and a recreational walking path. Less impervious coverage is also required because of the reduction in roadway length. With the exception of the stormwater system outlet, a 50' undisturbed buffer to wetlands has been maintained. Because of the additional space for stormwater management, an existing uncontrolled and untreated stormwater discharge from the municipal system on Clark Lane will be captured and treated before being released to receiving wetlands.